

Staff Summary Report



Hearing Officer Hearing Date: June 17, 2008

Agenda Number: 5

SUBJECT: This is a public hearing for a request by the **TARALDSEN RESIDENCE (PL080183)** located at 805 West 17th Place for one (1) use permit.

DOCUMENT NAME: 20080617dsng02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **TARALDSEN RESIDENCE (PL080183)** (Audun Taraldsen, applicant/property owner) located at 805 West 17th Place in the R1-6, Single Family Residential District for:

ZUP08092 Use permit to allow an accessory building (solar pod).

PREPARED BY: Nick Graves, Planning Intern (480-350-8690)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

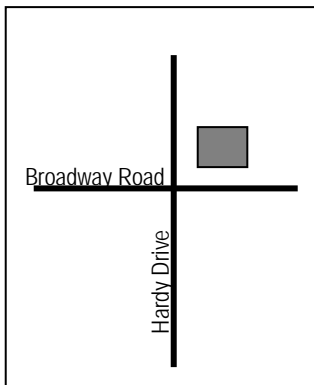
A handwritten signature in black ink, appearing to read 'Sh'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-4

ADDITIONAL INFO: The applicant is requesting a use permit for a detached 160 s.f. accessory building (solar pod) located in the rear yard of the main residence in the southeast corner. The property is located at 805 West 17th Place in the R1-6 Single Family Residence District. Staff supports approval of the use permit; it is compatible with the existing residence and complies with the approval criteria for a use permit. To date, one phone call of inquiry was received for this request.



PAGES:

1. List of Attachments
2. Comments
3. Reasons for Approval; Conditions of Approval; History & Facts/Description
4. Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Intent
4. Site plan
5. Floor Plan
6. Elevation – Front View (South)
7. Elevation – Left View (West)
8. Elevation – Back View (North)
9. Elevation – Right View (East)
10. Building Section
11. Building Section Rendering (East View)
- 12-13. Staff Photographs

COMMENTS:

The applicant is requesting a use permit for a detached accessory building (solar pod) to be located in the rear yard of the main residence in the southeast corner. The Taraldsen residence is located at 805 West 17th Place in the R1-6 Single Family Residential District. The applicant, in his letter of intent, states the need for a "green" or eco-friendly technology to decrease the stress on the environment. For this purpose he is proposing to build a solar pod in his backyard utilizing a used cargo container with recycled insulation, furnished by recycled material, and powered 100% by solar panels. The proposed accessory building is a 160 s.f. structure with a height of eight (8) feet and ten (10) inches. According to the site plan, the proposed location of the accessory building provides adequate separation between the residence and the accessory building of ten (10) feet six (6) inches. The detached accessory building will also be elevated above the ground four (4) inches to eliminate any retention problems. Staff recommends approval of the use permit; it is compatible with the existing residence and complies with the approval criteria for a use permit.

Use Permit

The Zoning and Development Code requires a use permit for a detached accessory building that exceeds eight (8) feet in height and/or two hundred (200) square feet in area. The applicant is proposing to construct a 160 s.f. structure with a height of eight (8) feet and ten (10) inches. The accessory structure being under 200 s.f. does not require a use permit; only the height being above 8' requires a use permit. The accessory building lies within the property lines and meets all required setbacks.

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas. The use is for a SolarPOD and should not cause more traffic.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - This use should not create any nuisances.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
 - The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses.

Conclusion

Staff recommends approval of the use permit, subject to conditions of approval.

**REASONS FOR
APPROVAL:**

1. There will be no significant increase in vehicular or pedestrian traffic in adjacent areas. The use is for a SolarPOD and should not cause more traffic.
2. This use should not create any nuisances.
3. The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
4. The proposed use appears to be compatible with surrounding uses.

**SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE
FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.**

**CONDITIONS
OF APPROVAL:**

1. Obtain all necessary clearances from the building safety division.
2. Detached structure to be compatible in design with main dwelling; colors to match existing dwelling.
3. The detached accessory building shall not be used as a separate living unit/guest quarters (no cooking facilities). Only one residential unit per lot is allowed in the R1-6 Single Family Residential District.
4. The use permit is valid for the plans as submitted within this application.

HISTORY & FACTS:

September 6, 1962 Final inspection for a single family home.

DESCRIPTION:

Owner – Audun Taraldsen
Applicant – Audun Taraldsen
Existing Zoning – R1-6, Single Family Residential District
Lot Size - 6,877 s.f./1.16 acres
Existing Home area - 1,819 s.f.
Proposed Accessory Bldg. Area - 160 s.f.
Proposed Accessory Bldg. Height - 8' - 10"
Rear Yard Setback - 15 feet
Side Yard Setback - 5 feet
Existing Lot Coverage - 26%
Proposed Lot Coverage - 29%
Lot Coverage Allowed - 45%

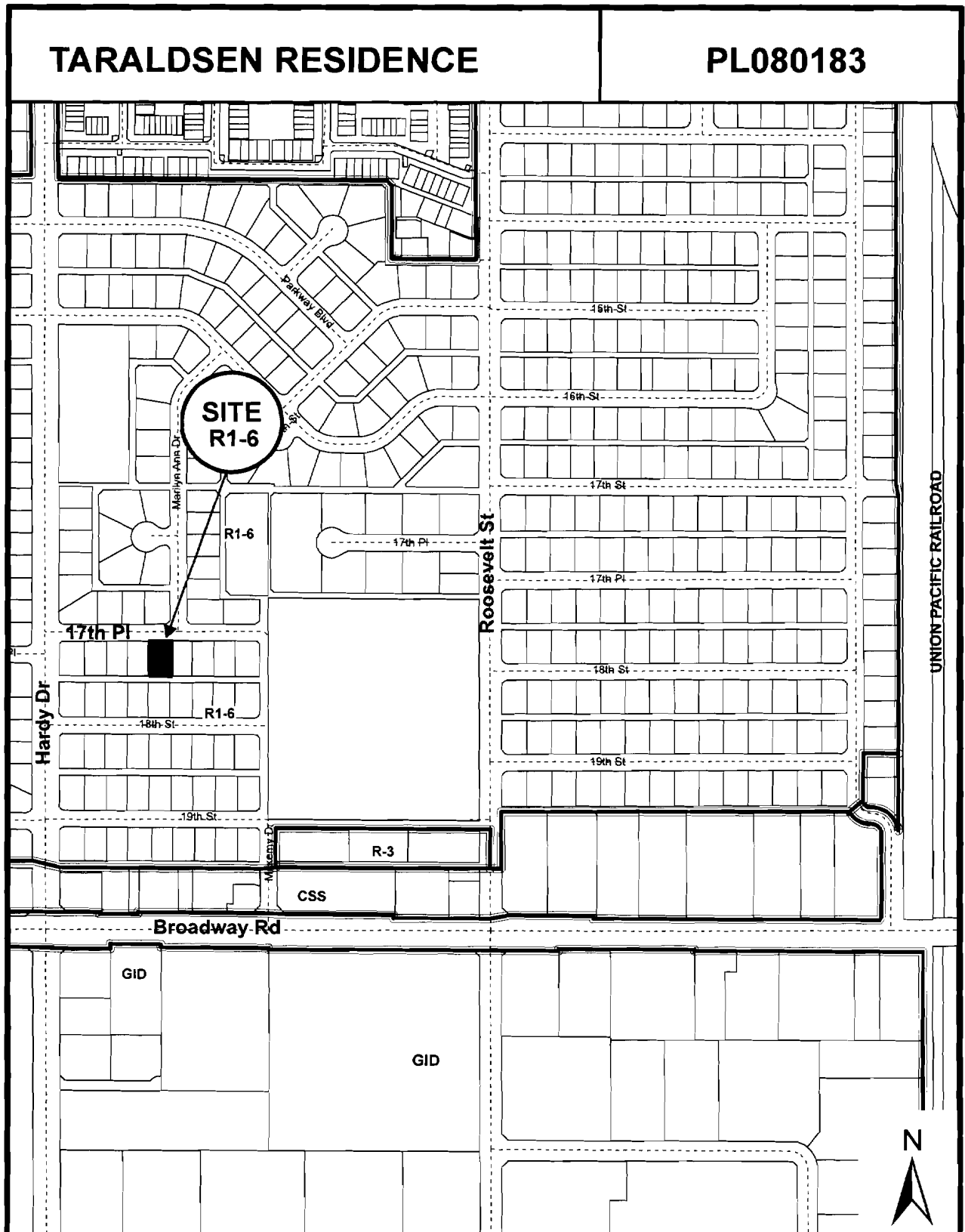
**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Part 3, Section 3-102 – Permitted Uses in Residential Districts

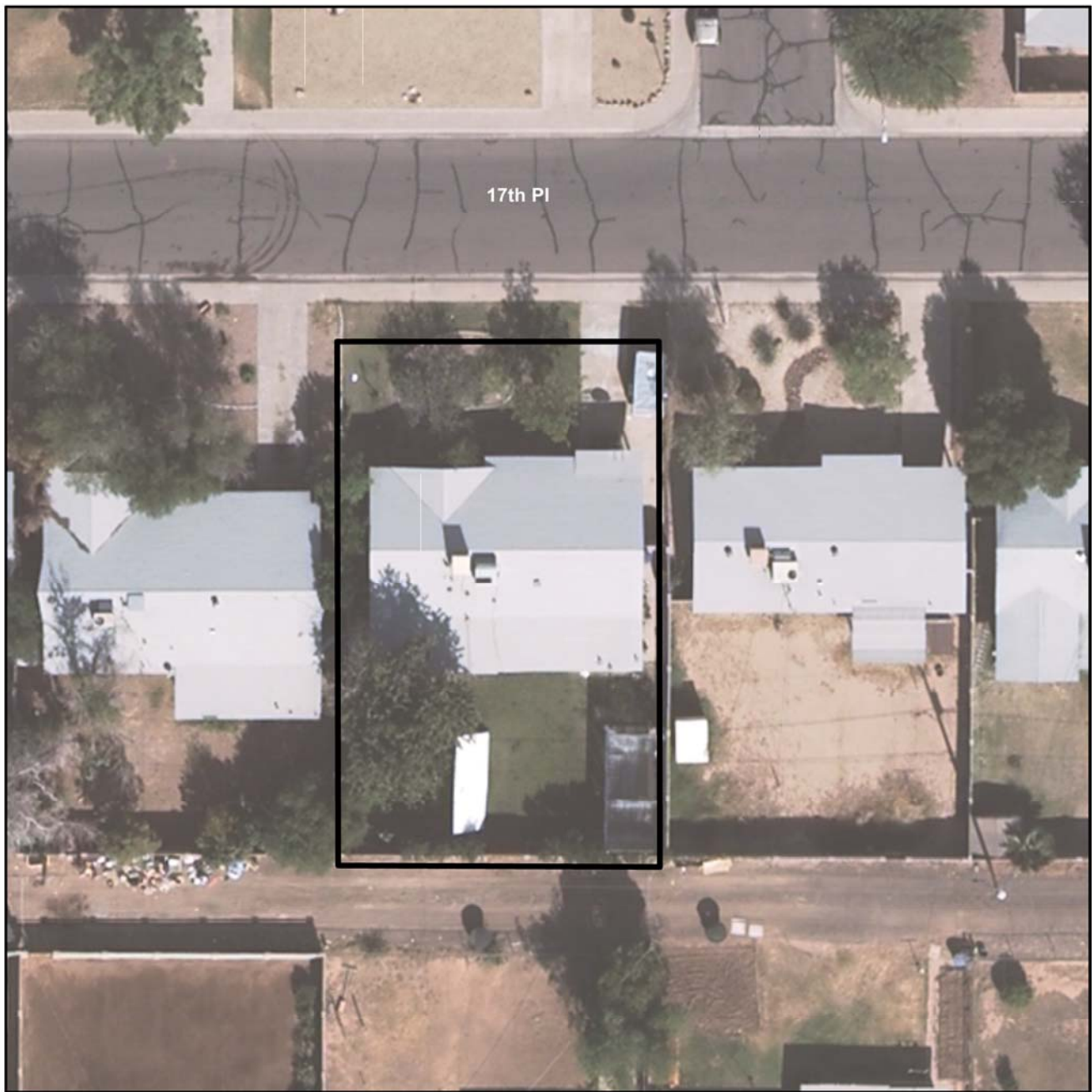
Part 3, Section 3-401 – Accessory Buildings, Uses and Structures

Part 4, Section 4-202 – Development Standards for Residential Districts

Part 6, Section 6-308 – Use Permits



Location Map



TARALDSEN RESIDENCE (PL080183)

SolarPODs Project

To:

City of Tempe
Development Services – Planning
31 E 5th St.
Tempe, AZ 85280
(480) 350-8331



From:

Audun Taraldsen
805 W 17th Place
Tempe, AZ 85281
(480) 225-7301

RE: Letter of Explanation for Use Permit

With increasing energy costs and the need for “green” or eco-friendly technology to decrease the stress on the environment, I have decided to build what I call a SolarPOD in my back yard. The SolarPOD consists of a used 20' x 8' (160 sq. ft.) cargo container that will be insulated with recycled insulation to R-49 value, furnished by recycled material and 100% powered by solar panels. The unit will be self-sustainable and will be off-grid (not connected to the power grid).

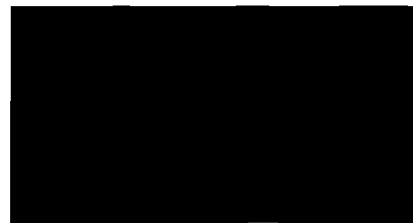
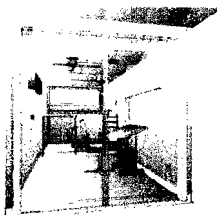
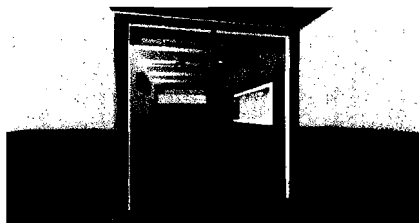
The SolarPOD will be used to see if a solar-powered living unit will work in the Arizona heat. The SolarPOD will not cause any significant vehicular or pedestrian traffic in adjacent areas.

There are no parts of the SolarPOD unit that will cause any nuisance such as odor, dust, gas, noise, vibration, heat or glare, as this would be against the basic “green” principles of such a building.

With cities all over the world going eco-friendly, the SolarPOD is an ideal addition to a house and in line with the city's vision for an effective, sustainable living environment made out . Therefore, the SolarPOD will not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the city.

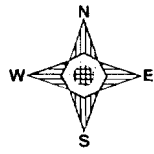
The SolarPOD will be compatible with existing structures and will not result in any disruptive behavior which may create a nuisance to the surrounding area or general public.

I am looking forward to working with the City of Tempe on this project. It is not revolutionary by any means but a very sensible idea that will do its part in creating a better living environment for everybody.



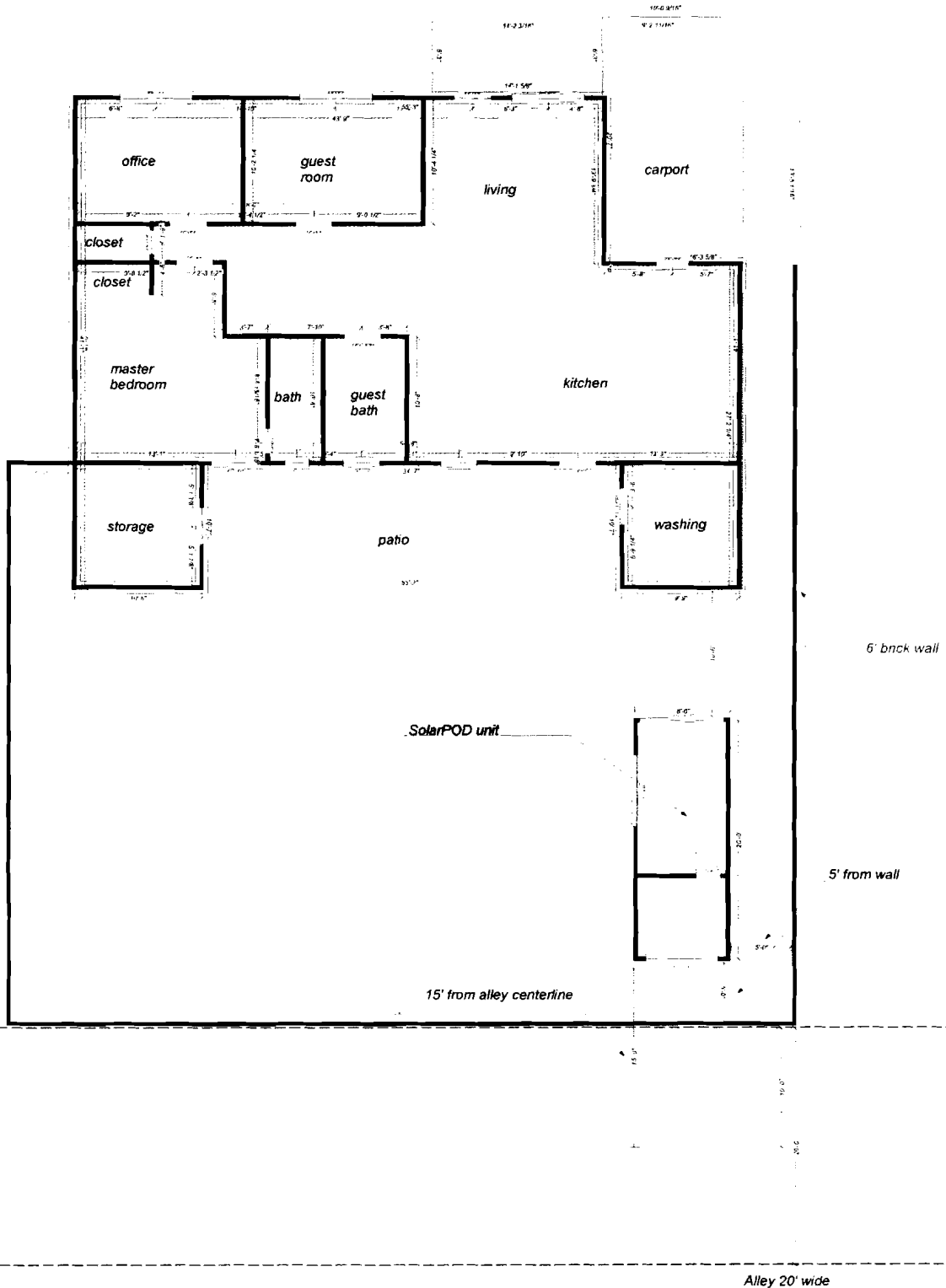
Best Regards,
Audun Taraldsen

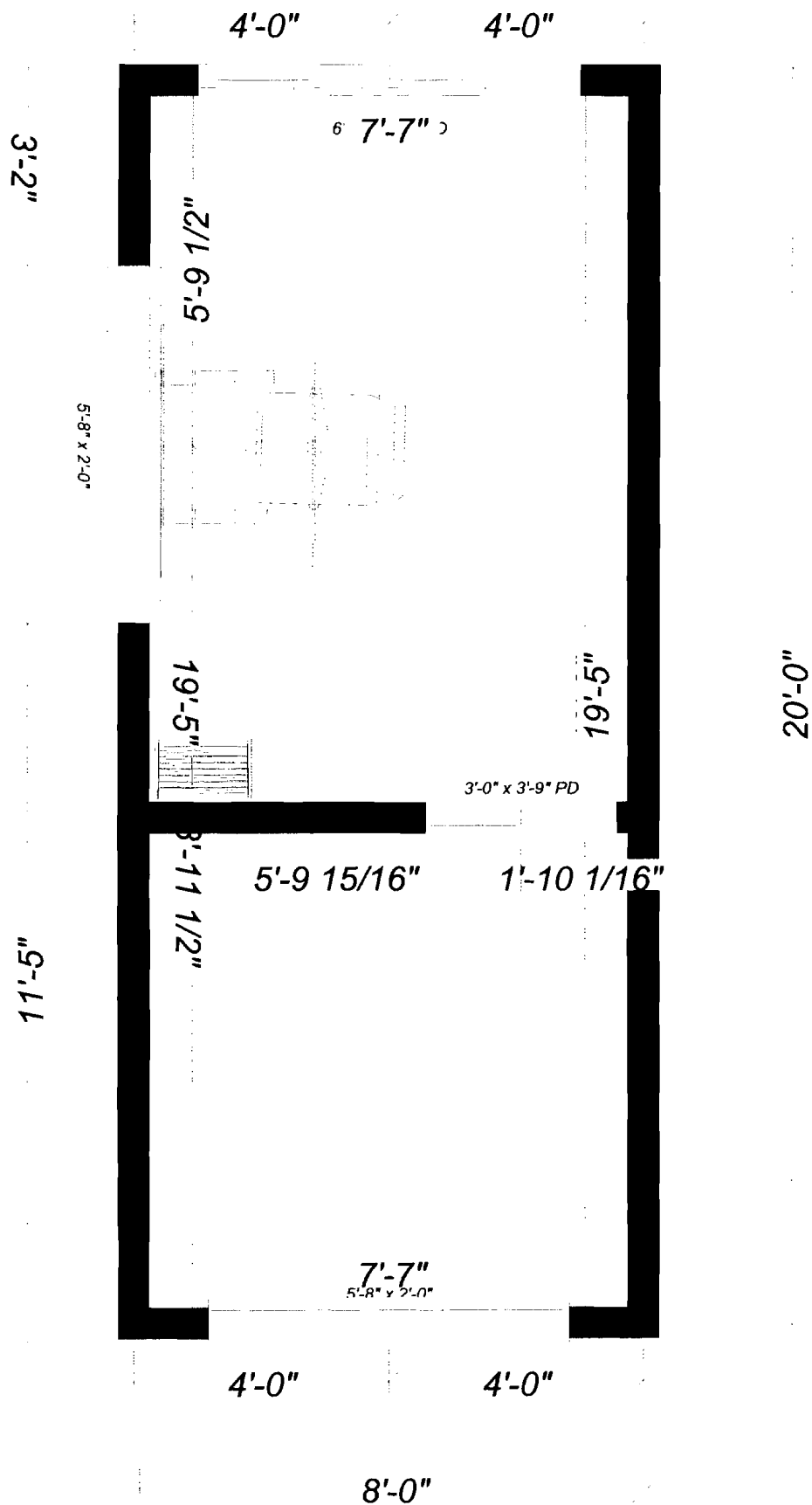
Site Plan 8.5x11



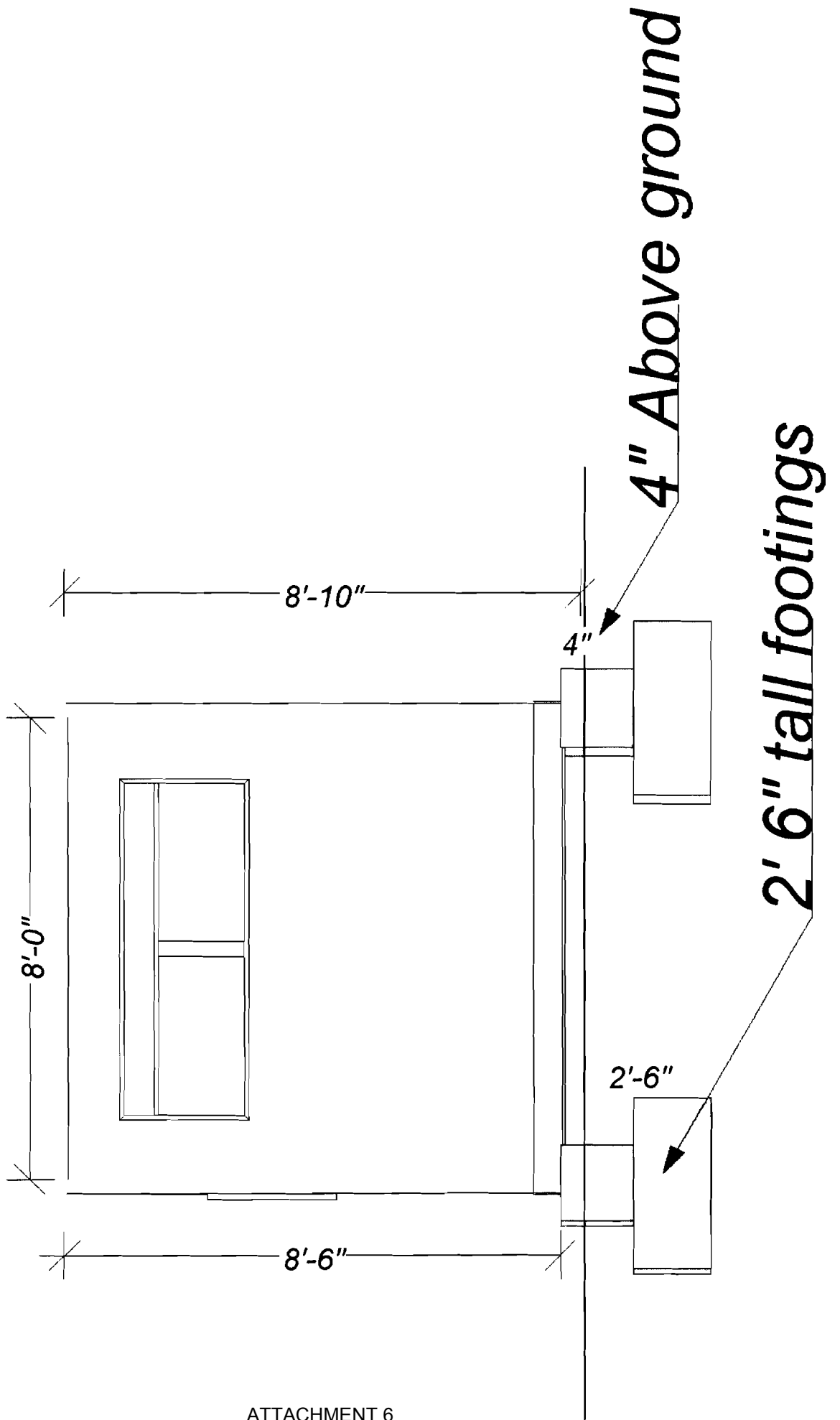
805 W 17th Place
Tempe, AZ 85281

Drive way

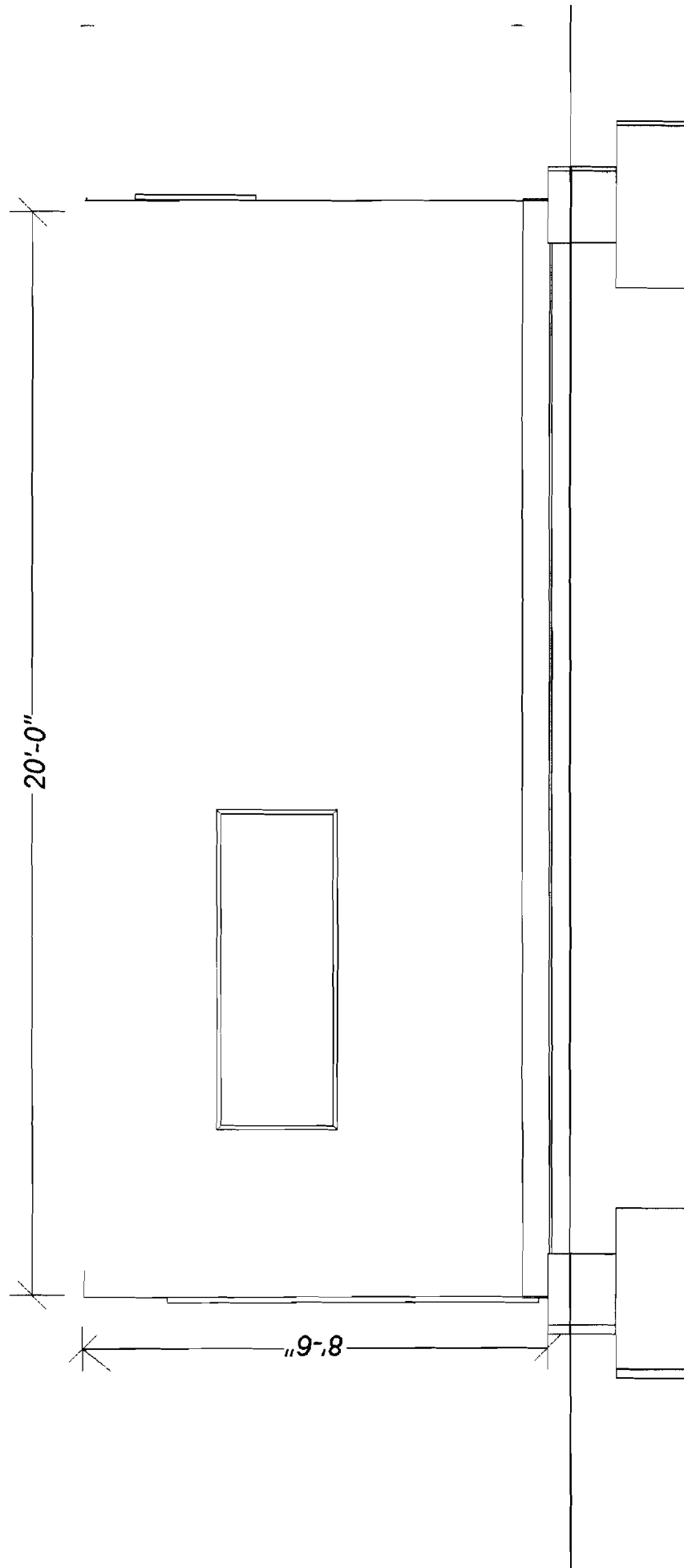




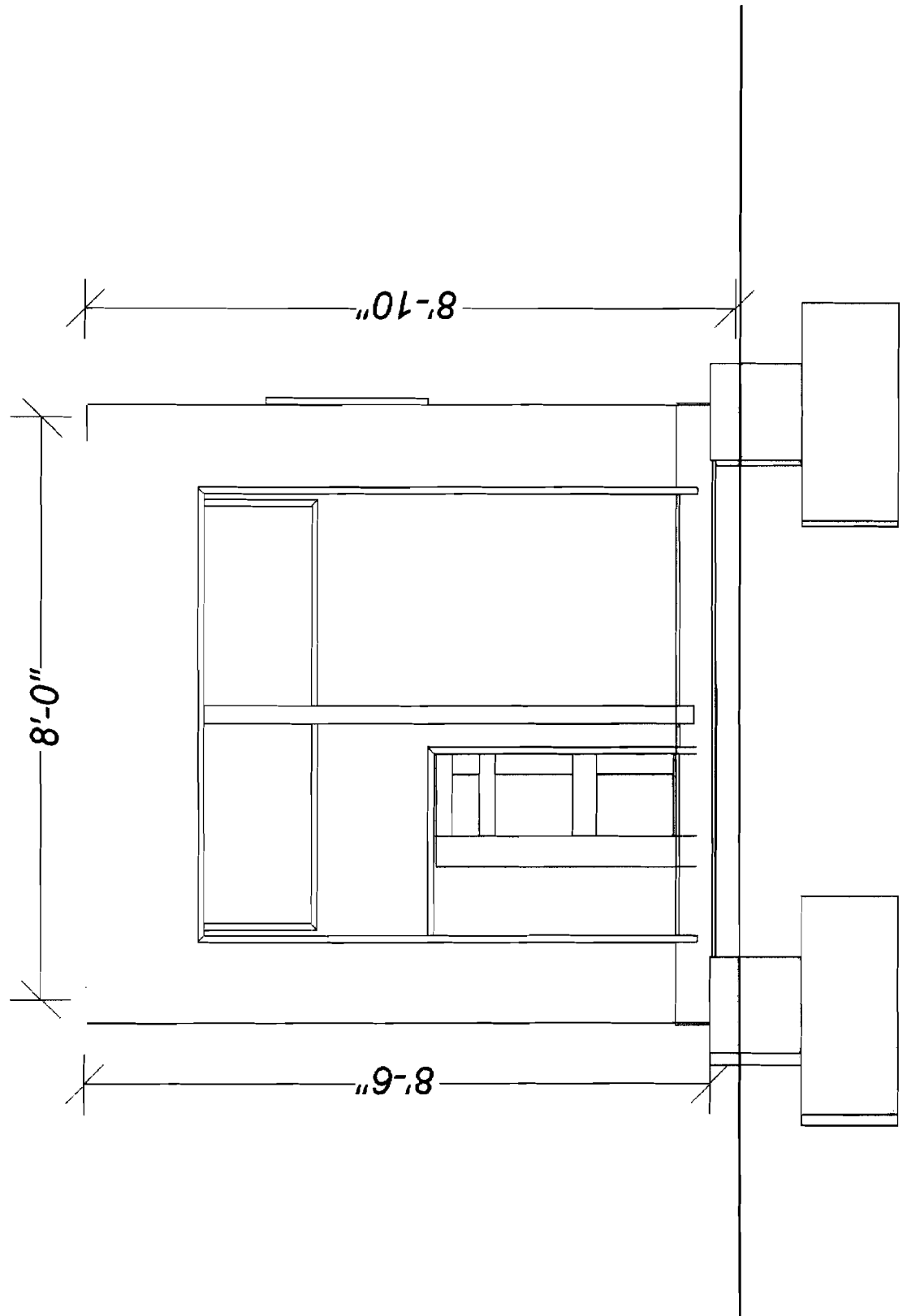
Front view (South)



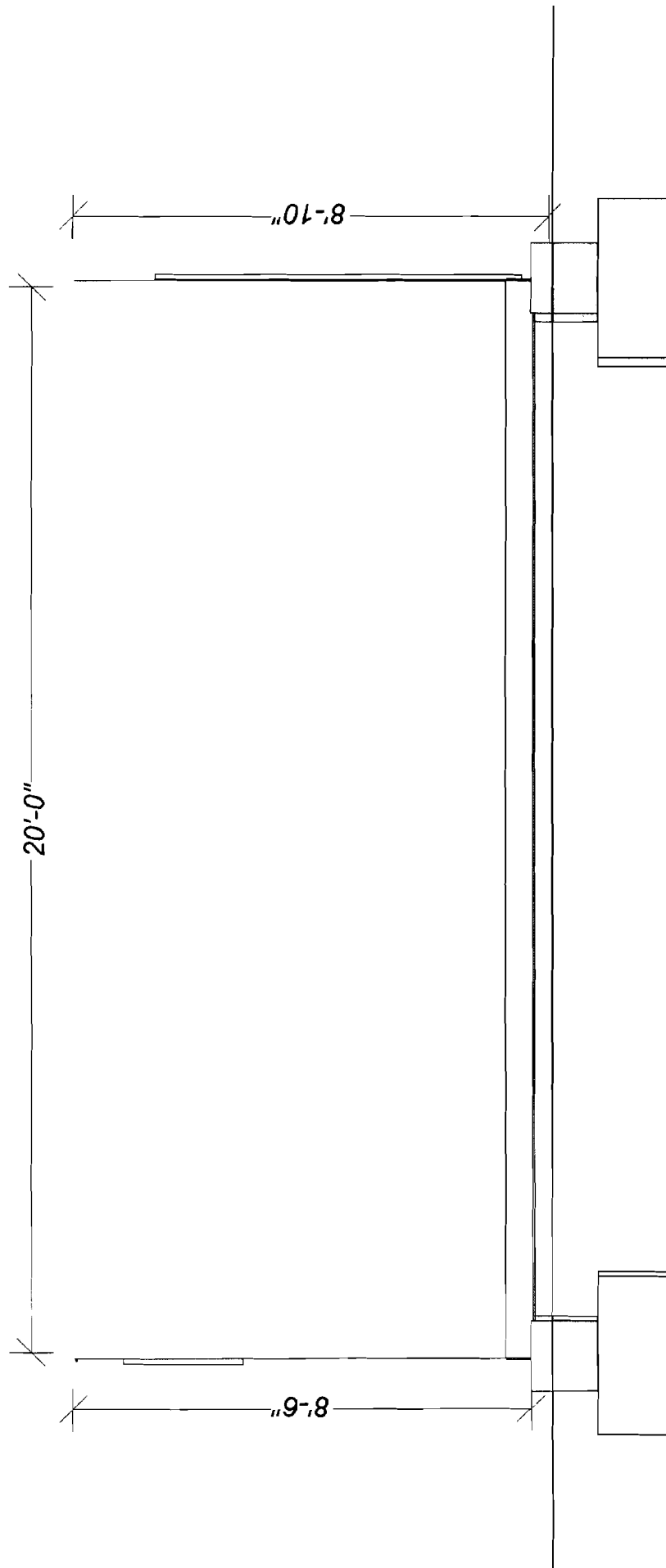
Left view (West)

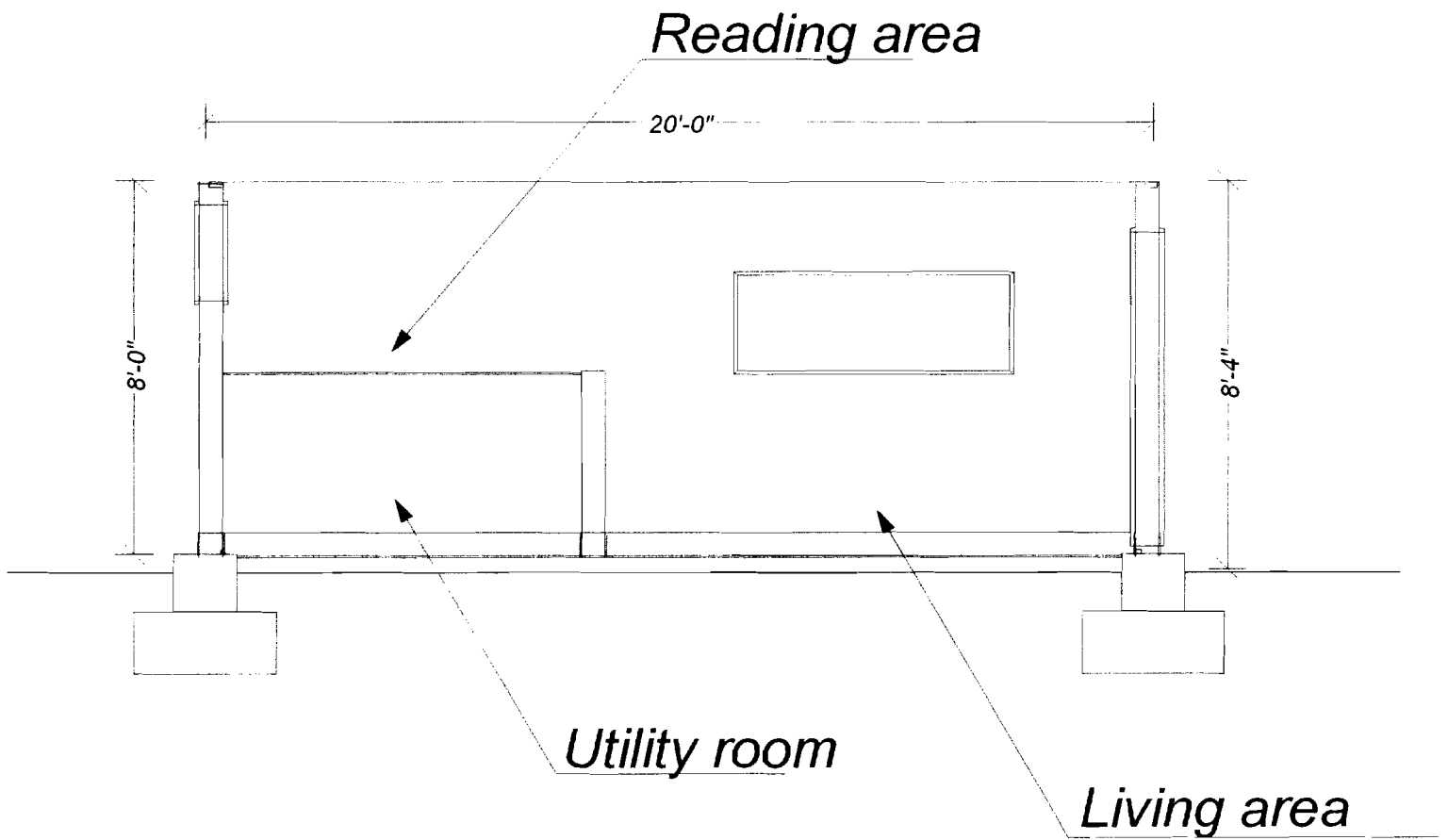


Back view (North)



Right view (East)

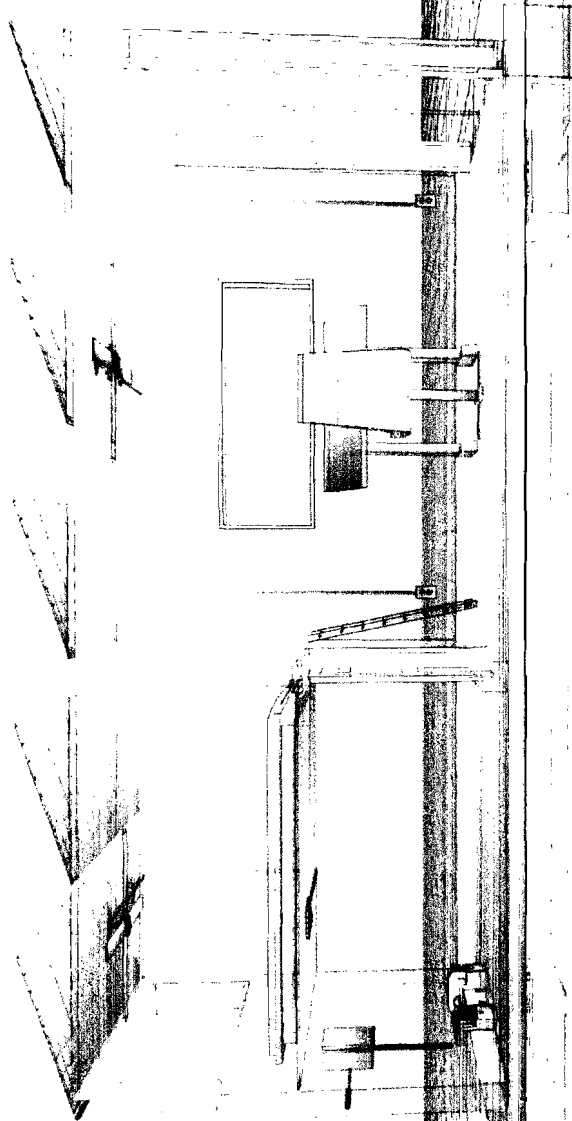




BUILDING SECTIONS
RENDERING

3 B

EAST VIEW





TARALDSEN RESIDENCE

805 WEST 17TH PLACE

PL080183

FRONT OF RESIDENCE



TARALDSEN RESIDENCE

805 WEST 17TH PLACE

PL080183

**REAR OF RESIDENCE – LOCATION OF
SOLAR POD**